

**August 27, 2009 Minutes of
Bigfork Land Use Advisory Committee
Bethany Lutheran Church**

Committee members present: John Bourquin, Shelley Gonzales, Gary Ridderhoff, Al Johnson, Darrel Coverdell, Chuck Gough, Paul Guerrant, Sue Hanson and 6 members of the public.

Chairman Gonzales called the meeting to order at 4: 05 pm.

The Agenda was adopted as presented (m/sc Guerrant/Coverdell) – unanimous.

Minutes of the July 30, 2009 meeting were approved as corrected for date - unanimous. (m/sc Gough/Gonzales)

ADMINISTRATOR’S REPORT:

A. Sign-in Sheet: Reminder to the public of the availability of BLUAC minutes through email and BSC website bigforksteering.org/. Agendas are posted on the Flathead County Planning Office website flathead.mt.gov/

B. Application status: County status on previous pending applications: Touris/Sneed Zone change was approved by the Flathead County Planning Board recommending the designation I-I Highway rather than I-I.

APPLICATIONS:

A. Bigfork Playhouse Variance (FZV-09-04). A request by Bigfork Playhouse Children’s Theatre for a Zoning Variance to property within the Bigfork, R-1 (Suburban Residential) Zoning District. The applicants are requesting a variance to Sections 6.11.040, 6.11.060 and 6.16.050 of the Flathead County Zoning Regulations with regard to parking requirements. The property is located at 833 Grand Avenue in Bigfork.

Staff: BJ Grieve presented the application for Bailey Iott who is on vacation. Basically the variance addresses three parking issues. The Board of Adjustment conditioned the variance before approval of the Conditional Use Permit. The first variance (6.11.040) addressed the landscape buffer. The property does not have room for a landscape buffer. The second variance (6.11.060) addresses the front yard setback. The property presently uses the setback for parking and reducing that would prove a hardship to meet parking requirements. The third variance (6.16.050) addresses the required safety barrier. This would also present a hardship by reducing parking area. The location is not a high traffic area and the lack of a barrier should not present a safety problem and would be unreasonable in this instance.

Gonzales: What constitutes a safety barrier? A. Normally it is curbing to make access safer. It is not an issue on this corner and would also impede access to parking.

Gough: Is existing parking paved? A. Yes

Gonzales: This will provide for nine (9) parking spaces? A. Yes

Johnson: Does the variance follow ownership? A. The variance and Conditional Use Permit stays with the property.

Applicant: Brach Thomson noted that their use would not change anything from past use of Flathead Industries. The use of the building is intended for after school. We anticipate students will walk from

school or be dropped off. We have a letter from Flathead Bank authorizing us to use their parking area after 5:00 p.m. if need arises.

Johnson: Will there be landscaping? A. Yes, we will maintain the present landscaping.

Coverdell: With the use of the Bank parking, will you install a crosswalk? A. Yes. We are going to apply to Round Up for Safety to paint sidewalks both for the school crossing and the bank.

Public Agencies – None

Public Comment - None

BLUAC:

Gonzales: This looks very straightforward and I feel we need to make this project work for the community. It is a much needed facility.

Bourquin: Moved the application be recommended for approval. Gough seconded the motion. Motion passed unanimously.

The application will be heard by the Flathead County Board of Adjustment, Flathead County Planning & Zoning Office, 1035 First Avenue West, Kalispell, on September 1, 2009, at 6:00 p.m.

OLD BUSINESS:

A. Gonzales reported the following sub-committees were established at the Bigfork Steering Committee meeting on August 13, 2009:

1. Village concept: John Bourquin, Shelley Gonzales, Sue Hanson, Joe Brenneman.
2. Information Awareness: Edd Blackler and Vision Committee
3. Lighting: Drew Hubastek

B. Committee discussed the need for the local community to be involved in planning matters both in the Bigfork Zoning District and on the County level. All were asked to bring to the community's attention openings for positions at both levels. The press was asked to support this.

C. Liquor License Applications: Sake To Me Sushi has applied and will not have gambling.

D. Committee discussed cleaning the website and storage of documents, including the final Survey results, at the Flathead County Records facility and one copy with the Secretary records. The Bigfork Neighborhood Plan is available on the Flathead County website.

NEW BUSINESS:

A. Report by Bigfork Steering Committee: Chairman Gonzales requested the Steering Committee report monthly to BLUAC.

B. Bigfork Steering Committee Bylaws: Bigfork Steering Committee amended their Bylaws at the August 13, 2009 meeting. Gough moved BLUAC approve the amendments to the BSC Bylaws. Guerrant seconded the motion. Motion passed unanimously.

PUBLIC COMMENT:

Alex Strickland: Told the committee he was leaving the Bigfork Eagle to pursue a job in Salt Lake City as of next week. He told the committee it had been a pleasure watching the workings of BLUAC. BLUAC members expressed their appreciation of Strickland's reporting and fairness.

Craig Wagner: Notified the committee that he had set up a meeting with the Flathead County Commissioners on September 1, 2009, at 11:00 a.m. at the Commission hearing room. He has had delivered a letter from the BSC expressing their disappointment with the Commissioner's actions regarding the change to the Future Land Use Map of the BNP. He requested members of BLUAC to come to the meeting to express their feelings to the Commission on the subject.

Pat Wagner: Informed the committee the BSC has received their billing for liability insurance in the amount of \$1,100. She indicated the BSC has the funds to cover the insurance. Members asked Pat to check with the insurance co. to see if BLUAC members would also be covered.

Al Johnson: Told the committee members that he does not believe Montana Statutes support Jonathan Smith's assurance that the Flathead County liability insurance covers members of BLUAC for costs of defense, immunity or restitution in the event individual members are sued.

Meeting was adjourned at 5:05 p.m.

Sue Hanson
BLUAC Secretary